Karen Johnson
Batch # 1104411
02/26/2024 09:25:35 AM
Fees: $13.00 Taxes: $1,017.50
Davidson County
DEEDWARR
2 pgs
20240226-0012797

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Jason Wade
2838 Greer Road
Goodlettsville, Tennessee 37072

SEND TAX BILL TO:
Ameris Bank
1850 Parkway Pl, Ste 400
Marietta, Georgia 3006

MAP 011
GROUP 00 0
PARCEL 193.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

L & L TN R, LLC, a Wyoming Limited Liability Company,

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Jason Wade
And
Elizabeth Ashely Carter,
Both Unmarried, as tenants in common with rights of survivorship

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 7 on the Final Plat of Hunters Ridge, Section 3 of record in Plat Instrument No. 20020607-0069365, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to L & L TN R, LLC, a Wyoming Limited Liability Company, by Warranty Deed from A. Michelle Poss, Adminstrator of the Estate of James Travis Pitts, dated August 11, 2023 and filed of record August 18, 2023 in Instrument No. 20230818-0064486, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2024 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Hunters Ridge, of record in Instrument No. 20020607-0069365, said Register's Office.
3. Storm Water Detention Agreement of record in Instrument No. 20060609-0068666 and Instrument No. 20020524-0063882, said Register's Office.
4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20030918-0138045, said Register's Office.
5. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Daivdson County.

This is improved property known as **2838 Greer Road, Goodlettsville, Tennessee 37072.**

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Jason Wade and Elizabeth Ashely Carter,** Both Unmarried as tenants in common with rights of survivorship, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 23rd day of February 2024.

L & L TN R, LLC, a Wyoming Limited Liability Company

By: Les Lazarus, Managing Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Les Lazarus, Managing Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Les Lazarus, Managing Member** of **L & L TN R, LLC, a Wyoming Limited Liability Company,** the within named bargainor, a Wyoming Limited Liability Company, and that he as such Managing Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Wyoming Limited Liability Company as such Managing Member.

WITNESS my hand and official seal at office this 23rd day of February 2024.

NOTARY PUBLIC
My Commission Expires: APR 2 2 2026

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $275,000.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of February 2024.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY